

# **REPORT OF THE COMMITTEE ON REAL ESTATE & BUSINESS & ECONOMIC DEVELOPMENT**

**May 14, 2012**

The Honorable,  
The Board of Commissioners of Cook County

## **ATTENDANCE**

Present: Chairman Garcia, Vice Chairman Murphy, Commissioners Butler, Gorman and Schneider (5)

Absent: Commissioners Reyes and Steele (2)

Also Present: Patrick Driscoll, Jr. – Deputy State's Attorney, Chief, Civil Actions Bureau.

Ladies and Gentlemen:

Your Committee on Real Estate & Business & Economic Development of the Board of Commissioners of Cook County met pursuant to notice on Monday, May 14, 2012 at the hour of 9:35 A.M. in the Board Room, Room 569, County Building, 118 North Clark Street, Chicago, Illinois.

Your Committee has considered the following item(s) and upon adoption of this report, the recommendations are as follows:

317931 DEPARTMENT OF PLANNING AND DEVELOPMENT, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated April 12, 2012 from Herman Brewer, Director:

respectfully submitting this Resolution regarding The Janice Group, LLC's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 2030 Janice Avenue, Melrose Park, Illinois. The applicant intends to International Cutting Die, Inc. a manufacturing, warehousing and distribution company of precision cutting machine parts.

The Janice Group, LLC requests approval of the tax incentive based on the special circumstances that the property has been vacant for more than 24 months; there has been no purchase for value; and substantial rehabilitation will be completed under the Class 6b Ordinance. This Resolution is required so that the company can complete its application to the Assessor of Cook County.

Submitting a Proposed Resolution sponsored by Toni Preckwinkle, President and Jeffrey R. Tobolski, County Commissioner.

PROPOSED RESOLUTION

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an industrial facility; and

**WHEREAS**, the County Board of Commissioners has received and reviewed an application from 6b and Resolution No. 37-11 from The Janice Group, LLC for an abandoned industrial facility located at 2030 Janice Avenue, Melrose Park, Cook County, Illinois, County Board District #16, Property Index Number: 12-32-401-028-0000; and

**WHEREAS**, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value. Qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances justify finding that the property is abandoned for the purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of less than 24 months and purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires a Resolution by the County Board validating the property is deemed abandoned for the purpose of Class 6b; and

**WHEREAS**, the Cook County Board of Commissioners has determined that the building has been abandoned for 3 months, at the time of application, with no purchase for value and that special circumstances are present; and

**WHEREAS**, the re-occupancy will retain 29 jobs and create an estimated 29 new full-time jobs; and

**WHEREAS**, the Village of Melrose Park states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the special circumstances include that the property has been vacant for less than 24 months; has been purchased for value; and is in need of substantial rehabilitation; and

**WHEREAS**, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6b incentive on the subject property.

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the property located at 2030 Janice Avenue, Melrose Park, Cook County, Illinois, is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this Resolution to the Office of the Cook County Assessor.

**Commissioner Gorman, seconded by Vice Chairman Murphy, moved the Approval of Communication No. 317931. The motion carried.**

317932      DEPARTMENT OF PLANNING AND DEVELOPMENT, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated April 12, 2012 from Herman Brewer, Director:

respectfully submitting this Resolution regarding 3121 Tollview, LLC's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 3121 Tollview Drive, Rolling Meadows, Illinois. The applicant has leased to Goodman Distribution Inc. a warehousing and distribution company of HVAC equipment.

3121 Tollview, LLC requests approval of the tax incentive based on the special circumstances that the property has been vacant for more than 24 months; has not been purchased for value; and substantial rehabilitation will be completed under the Class 6b Ordinance. This Resolution is required so that the company can complete its application to the Assessor of Cook County.

Submitting a Proposed Resolution sponsored by Toni Preckwinkle, President and Timothy O. Schneider, County Commissioner.

PROPOSED RESOLUTION

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an industrial facility; and

**WHEREAS**, the County Board of Commissioners has received and reviewed an application from 3121 Tollview, LLC and Resolution No. 11-R-29 from the City of Rolling Meadows for an abandoned industrial facility located at 3121 Tollview Drive, Rolling Meadows, Cook County, Illinois, County Board District #15, Property Index Number: 08-08-302-007-0000; and

**WHEREAS**, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value. Qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances justify finding that the property is abandoned for the purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires a resolution by the County Board validating the property is deemed abandoned for the purpose of Class 6b; and

**WHEREAS**, the Cook County Board of Commissioners has determined that the building has been abandoned for 31 months, at the time of application, with no purchase for value and that special circumstances are present; and

**WHEREAS**, the re-occupancy will create an estimated 4 new full-time jobs and 5-10 construction jobs; and

**WHEREAS**, the City of Rolling Meadows states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the special circumstances include that the property has been vacant for over 24 months; will have no purchase for value; and is in need of substantial rehabilitation; and

**WHEREAS**, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6b incentive on the subject property.

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the property located at 3121 Tollview Drive, Rolling Meadows, Cook County, Illinois, is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this Resolution to the Office of the Cook County Assessor.

**Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 317932. The motion carried.**

317933 DEPARTMENT OF PLANNING AND DEVELOPMENT, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated April 12, 2012 from Herman Brewer, Director: respectfully submitting this Resolution regarding DK Rolling Exchange, LLC's request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 1800 Landmeier Road, Elk Grove Village, Illinois. The applicant intends to lease to a warehousing, manufacturing and/or distribution company.

DK Rolling Exchange, LLC requests approval of the tax incentive based on the special circumstances that the property has been vacant for more than 24 months; there has been no purchase for value; and substantial rehabilitation will be completed under the Class 6b Ordinance. This Resolution is required so that the company can complete its application to the Assessor of Cook County.

Submitting a Proposed Resolution sponsored by Toni Preckwinkle, President and Elizabeth "Liz" Doody Gorman, County Commissioner.

PROPOSED RESOLUTION

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an industrial facility; and

**WHEREAS**, the County Board of Commissioners has received and reviewed an application from DK Rolling Exchange, LLC and Resolution No. 29-11 from the Village of Elk Grove Village for an abandoned industrial facility located at 1800 Landmeier Road, Elk Grove Village, Cook County, Illinois, County Board District #17, Property Index Number: 08-26-300-024-0000; and

**WHEREAS**, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value. Qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11<sup>th</sup> year and 20% in the 12<sup>th</sup> year; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances justify finding that the property is abandoned for the purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires a Resolution by the County Board validating the property is deemed abandoned for the purpose of Class 6b; and

**WHEREAS**, the Cook County Board of Commissioners has determined that the building has been abandoned for 26 months, at the time of application, with no purchase for value and that special circumstances are present; and

**WHEREAS**, the re-occupancy will create an estimated 25-30 new full-time job and 5-10 construction jobs; and

**WHEREAS**, the Village of Elk Grove Village states the Class 6b is necessary for development to occur on this specific real estate. The municipal Resolution cites the special circumstances include that the property has been vacant for over 24 months; will have no purchase for value; and is in need of substantial rehabilitation; and

**WHEREAS**, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6b incentive on the subject property.

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the property located at 1800 Landmeier Road, Elk Grove Village, Cook County, Illinois, is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this Resolution to the Office of the Cook County Assessor.

**Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 317933. The motion carried.**

317934 DEPARTMENT OF PLANNING AND DEVELOPMENT, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated April 12, 2012 from Herman Brewer, Director:

respectfully submitting this Resolution regarding George Gullo Development Corporation's request for a Class 6b property tax incentive for special circumstances for an industrial building located at 180 Stanley Street, Elk Grove Village, Illinois. The applicant has leased the property to Hawthorn Heating and Air a Nicor gas servicing company.

George Gullo Development Corporation requests approval of the tax incentive based on the special circumstances that the property has been vacant for more than 24 months and has not been purchased for value under the Class 6b Ordinance. This Resolution is required so that the company can complete its application to the Assessor of Cook County.

Submitting a Proposed Resolution sponsored by Toni Preckwinkle, President and Elizabeth "Liz" Doody Gorman, County Commissioner.

PROPOSED RESOLUTION

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an facility; and

**WHEREAS**, the County Board of Commissioners has received and reviewed an application from George Gullo Development Corporation and Resolution No. 17-10 from the Village of Elk Grove Village for an abandoned industrial facility located at 180 Stanley Street, Elk Grove Village, Cook County, Illinois, County Board District #17 and Property Index Number: 08-22-302-022-0000; and

**WHEREAS**, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value. Qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11<sup>th</sup> year and 20% in the 12<sup>th</sup> year; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances justify finding that the property is abandoned for the purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires a resolution by the County Board validating the property is deemed abandoned for the purpose of Class 6b; and

**WHEREAS**, the Cook County Board of Commissioners has determined that the building has been abandoned for 26 months, at the time of application, with no purchase for value and that special circumstances are present; and

**WHEREAS**, the re-occupancy will create 10-15 full-time jobs and 5 part-time jobs; and

**WHEREAS**, the Village of Elk Grove Village states the Class 6b is necessary for development to occur on this specific real estate. The municipal Resolution cites the special circumstances include that the property has been vacant for over 24 months and there will be no purchase for value; and

**WHEREAS**, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6b incentive on the subject property.

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the property located at 180 Stanley Street, Elk Grove Village, Cook County, Illinois, is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this Resolution to the Office of the Cook County Assessor.

**Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 317934. The motion carried.**

317935 DEPARTMENT OF PLANNING AND DEVELOPMENT, BUREAU OF ECONOMIC DEVELOPMENT (PROPOSED RESOLUTION). Transmitting a Communication, dated April 12, 2012 from Herman Brewer, Director: respectfully submitting this Resolution regarding North Star Trust Company's, Trust No. 01-3846 request for a Class 6b property tax incentive for special circumstances and substantial rehabilitation for an industrial building located at 849 Seton Court, Wheeling, Illinois. The applicant intends to lease to a warehousing, manufacturing and/or distribution company.

North Star Trust Company, Trust No. 01-3846 requests approval of the tax incentive based on the special circumstances that the property has been vacant for more than 24 months; there has been no purchase for value; and substantial rehabilitation will be completed under the Class 6b Ordinance. This Resolution is required so that the company can complete its application to the Assessor of Cook County.

Submitting a Proposed Resolution sponsored by Toni Preckwinkle, President and Gregg Goslin, County Commissioner.

PROPOSED RESOLUTION

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an industrial facility; and

**WHEREAS**, the County Board of Commissioners has received and reviewed an application from North Star Trust Company, Trust No. 01-3846 and Resolution No. 11-62 from the Village of Wheeling for an abandoned industrial facility located at 849 Seton Court, Wheeling, Cook County, Illinois, County District #14, Property Index Number: 03-10-402-011-0000; and

**WHEREAS**, Cook County has defined abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 months, are purchased for value by a purchaser in whom the seller has no direct financial interest; and



**WHEREAS**, industrial real estate is normally assessed at 25% of its market value. Qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances justify finding that the property is abandoned for the purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires a Resolution by the County Board validating the property is deemed abandoned for the purpose of Class 6b; and

**WHEREAS**, the Cook County Board of Commissioners has determined that the building has been abandoned for 31 months, at the time of application, with no purchase for value and that special circumstances are present; and

**WHEREAS**, the re-occupancy will create an estimated 30-40 new full-time jobs, and 5-10 construction jobs; and

**WHEREAS**, the Village of Wheeling states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the special circumstances include the property has been vacant for over 24 months; will have no purchase for value; and is in need of substantial rehabilitation; and

**WHEREAS**, the applicant acknowledges that it must provide an affidavit to the Assessor's Office stipulating that it is in compliance with the County's Living Wage Ordinance prior to receiving the Class 6b incentive on the subject property.

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the property located at 849 Seton Court, Wheeling, Cook County, Illinois, is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this Resolution to the Office of the Cook County Assessor.

**Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 317935. The motion carried.**

Chairman Garcia asked the Secretary to the Board to call upon the registered public speaker, in accordance with Cook County Code, Sec. 2-107(dd).

1. George Blakemore, Concerned Citizen

Vice Chairman Murphy moved to adjourn the meeting, seconded by Commissioner Gorman. The motion carried and the meeting was adjourned.

**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION  
WITH REGARD TO THE MATTER NAMED HEREIN:**

Communication Number 317931	Approved
Communication Number 317932	Approved
Communication Number 317933	Approved
Communication Number 317934	Approved
Communication Number 317935	Approved

Respectfully submitted,  
Committee on Real Estate & Business &  
Economic Development



Jesus G. Garcia, Chairman

Attest:



Matthew B. DeLeon, Secretary

\*A video recording of this meeting is available on the Office of the Secretary to the Board's web site on the Video Page at <http://blog.cookcountyil.gov/secretarytotheboard/county-board-proceedings/county-board-video-and-audio/>